

Document #4820

10/22/86

Doc. #4820

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF OIC HOUSING DEVELOPMENT CORPORATION
(OIC-HDC) OF PARCELS REFERENCED BELOW. APPROVAL OF FINAL
WORKING DRAWINGS AND SPECIFICATIONS.

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of projects with Federal financial assistance including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, OIC has expressed an interest in and has submitted a satisfactory proposal for the development of Parcels referenced below; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That OIC Housing Development Corporation (OIC-HDC) be and hereby is finally designated as Redeveloper of Parcels 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280 and 2501, 2502 on Dudley and Dearborn Streets in Roxbury.
2. That it is hereby determined that OIC-HDC possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Plan for the Project Area.
3. That disposal of said Parcels by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Drawings and Specifications submitted by OIC-HDC dated October 15, 1986 for the development of these parcels be and hereby are approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed and any other instruments necessary to convey these Parcels to OIC-HDC, said documents to be in the Authority's usual form.
7. That the Director is hereby authorized for and in behalf of the BRA to enter into a technical assistance grant contract with OIC Housing Development Corporation (OIC-HDC) not to exceed \$36,000 for construction management and marketing services in connection with the development of these parcels.

8. That the Director is authorized to execute a Transfer Agreement with OIC Housing Development Corporation and the City of Boston and other such documents as may be required to administer and to facilitate transfer of the UDAG grant award from the City of Boston to lenders or other parties as necessary and appropriate to implement the UDAG per its stated purpose of reducing the cost of homes developed hereunder to home purchasers.

9. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

Address

Parcel

268-286 Dudley Street

2272, 2273, 2274, 2275, 2276, 2277,
2278, 2279, 2280

61-63 and 53-59 Dearborn Street

2501, 2502

Development Summary

Project

It is a multi-unit residential development, located at 1/2 block west of 10th Street, off street parking.

It is a 2 bedroom units (100)
It is a 3 bedroom units (100)

Attachment

Development Data

Development Summary

Developer

List of Parcels and Maps

Conditions

Other, Code & Rules

Location

Highway, 10th

Comments

One Construction Company

Site

Located on Valley Street, off the corner of Southern Street, at Pacific Square, Highway, the site previously consisted of many small vacant lots. All required preliminary designations from the city in August, 1966.

Costs

Total Development Cost:

\$2,175,000

Land (land) Purchase (includes)

\$40,000

Estimated Total Price of Units

UNIT PRICE - COST TO THE BUYER

	1 BR. UNIT	2 BR. UNIT	3 BR. UNIT	4 BR. UNIT
Cost	\$60,700	\$80,700	\$100,000	\$120,000
Development	+ 4,300	+ 4,350	+ 4,400	+ 4,500
LAND Purchase (includes)	+15,000	+15,000	+15,000	+15,000
Effective Mortgage Interest	\$4,350	\$4,350	\$4,350	\$4,350
Monthly Escrow Cost (20%)	75	100	150	200

Unit cost given as purchase price, \$120,000 each, is the sum of a land purchase of \$15,000, to be for 10 years, a total of 10 years.

WINSLOW COURT

Opportunities Industrialization Centers, Inc., Developer

Development Summary

Proposed

24 newly constructed, ownership units. Attached, 2 1/2 story townhouse style.
Off street parking.

20 - 2 bedroom units (1155 square ft.)
4 - 3 bedroom units (1404 square ft.)

Development Team

Developer: Opportunities Industrialization Centers of Greater Boston, Inc. (O
Consultant: Cabot, Cabot & Forbes
Architect: Eisenberg, Haven
Contractor: Cruz Construction Company

Site

Located on Dudley Street (at the corner of Dearborn Street) in Dudley Square, Roxbury, the site presently consists of city-owned vacant lots. OIC received preliminary designation from the BRA in August, 1985.

Costs

Total Development Cost: \$2,171,322
UDAG Grant: Purchase Writedowns 360,000

Projected Sales Price of Units:

SALES PRICES: COST TO HOME BUYER

	2 Br. Lower	2 Br. Upper	3 Br. Lower	3 Br. Upper
Cost	\$83,700	\$87,700	\$93,000	\$97,000
Downpayment	- 4,185	- 4,385	- 4,650	- 4,850
UDAG Purchase Writedown	-15,000	-15,000	-15,000	-15,000
Effective Mortgage Amount	64,515	68,315	73,350	77,150
Monthly Carrying Cost (PITI)	652	690	739	777

UDAG grant given to purchasers (\$15,000 each) in the form of a second mortgage at 0% interest to be forgiven after a term of 10 years.

Winslow Court
UDAG Application

The Winslow Court site involves the following parcels. Conveyance has been approved by both the BRA Board and the Boston City Council:

	<u>Parcel #</u>	<u>SF</u>
268 Dudley Street	2280	2097
270 "	2279	2058
272 "	2278	2051
274 "	2277	2044
276 "	2276	2036
278 "	2275	2029
280 "	2274	2022
282 "	2273	2015
286 "	2272	2167

Sub total: 18519

(Cited in May 21, 1985 BRA Board Memorandum)

53, 55, 57, 59 Dearborn	2501	5622
61, 63 Dearborn	2502	5012

Sub total: 10634

Total: 29,153

(Cited in August 8, 1985 BRA Board Memorandum)



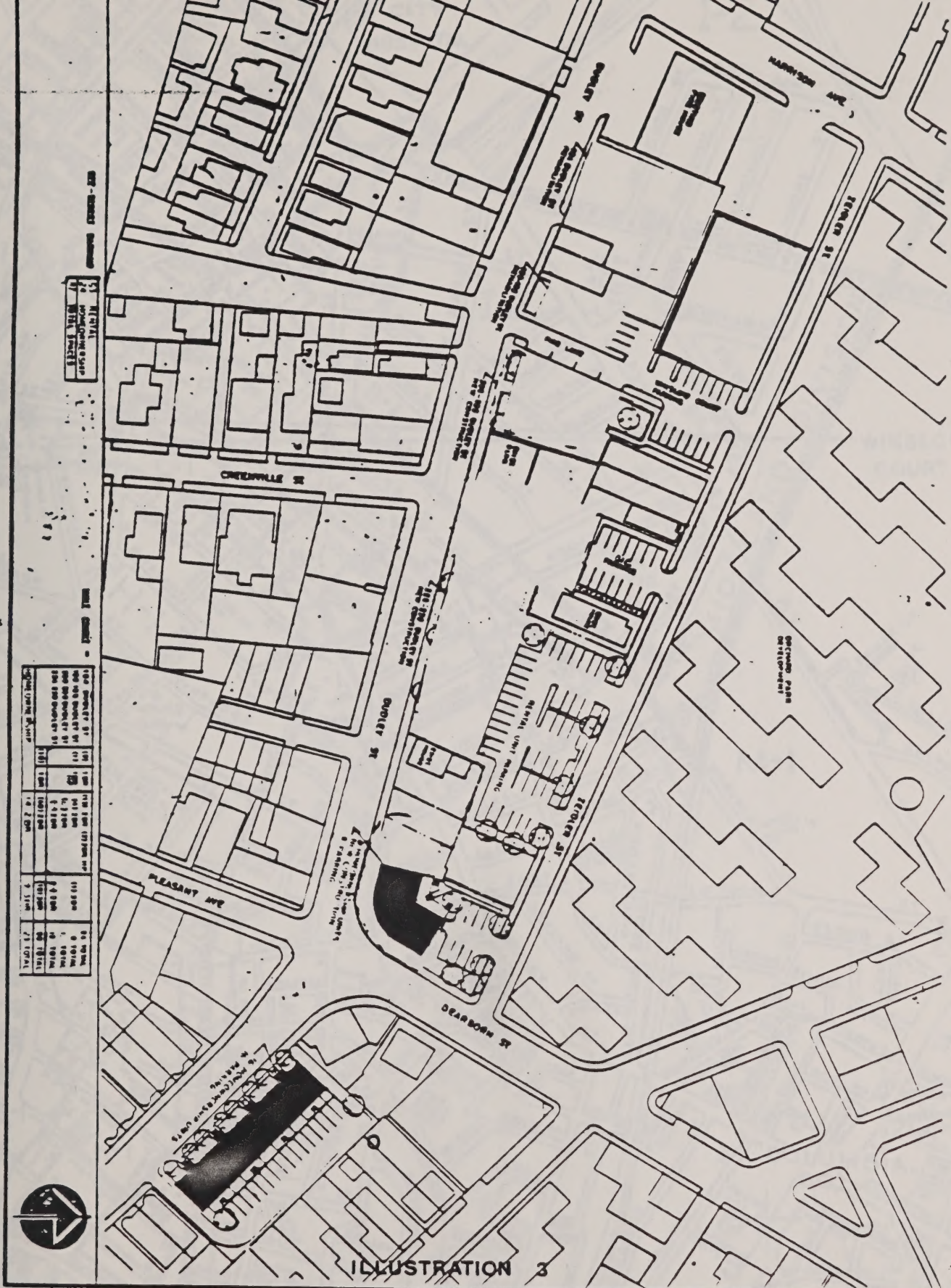


ILLUSTRATION 3

1	SITE PLAN	WINSLOW COURT Developer OPPORTUNITIES INDUSTRIALIZATION CENTERS OF GREATER BOSTON INC.	Architect Eisenberg Haven Assoc., Inc. 29 Temple Place Boston, Massachusetts Consultant
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Shawmut Bank

January 14, 1968

Mr. Clarence B. Donelon
Executive Director of Opportunities
Industrialization Center
Greater Boston
154 Dudley Street
Boston, MA 02119

Attachment

Commitments

Dear Mr. Donelon:

- a. Shawmut
- b. UDAG
- c. MHFA

I have met with the representatives of the United
States Economic Development Administration (UDEA) and the
Court of Federal Claims (CFC) regarding the proposed
bank would be pleased to provide financing for you in
the amount of \$1,171,511 for this project at
1 1/2% above Federal Bank of Boston's Corporate Rate
Rate with a 1% commitment fee for a term of 10 years
interest only.

Our commitment to provide financing for this project
would be contingent upon your receipt of the Urban
Development Action Grant for which you are applying,
and contingent upon the usual and usual practice of
reviewing and confirming information which has been
supplied to us.

John E. Chen Construction Co., Inc. would be the
General Contractor and we would expect to receive
a assignment of all contracts including all sub-con-
tract as well as performance, payment, and lien bonds.

As soon as you have received approval of your request
for the UDEA, I would be happy to meet with you to
finalize your financing request. I look forward to
working with you on this exciting project.

Sincerely,
[Signature]

Paul J. Conway
Vice President



Shawmut Bank

January 14, 1986

Mr. Clarence N. Donelon
Executive Director of Opportunities
Industrialization Centers of
Greater Boston, Inc.
184 Dudley Street
Boston, MA 02119

Dear Mr. Donelon:

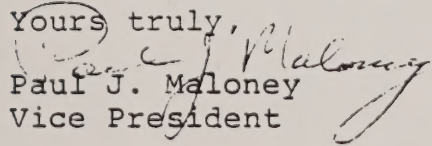
I have met with David Carter of Cabot, Cabot, & Forbes to discuss O.I.C.'s development proposal for the Winslow Court Condominiums in the Dudley Station Area. Shawmut Bank would be pleased to provide financing for you in the amount of \$2,171,322 for this 24 unit project at 1 1/2% above Shawmut Bank of Boston's Corporate Base Rate with a 1% commitment fee for a term of 18 months interest only.

Our commitment to provide financing for this project would be contingent upon your receipt of the Urban Development Action Grant for which you are applying, and contingent upon our normal business practice of reviewing and confirming information which has been supplied to us.

John B. Cruz Construction Co., Inc. would be the General Contractor and we would expect to receive an assignment of his contract including a 10% retainage as well as performance, payment, and lien bonds.

As soon as you have received approval of your request for the UDAG, I would be happy to meet with you to finalize your financing request. I look forward to working with you on this exciting project.

Yours truly,


Paul J. Maloney
Vice President

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20410

OFFICE OF THE ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

10 21 1986

Honorable Raymond L. Flynn
Mayor of Boston
Boston, MA 02201

Dear Mayor Flynn:

SUBJECT: UDAG Preliminary Approval
City of Boston
Application Number: B-00-AA-25-0225
Project Name: Winslow Court

(This is to confirm that your application has received preliminary approval of an Urban Development Action Grant for \$360,000.

A Grant Agreement from HUD which sets forth specific terms and conditions for the approved project will be sent at a later date. Please note that this document will require that construction must start within twelve months of the date HUD signs the Grant Agreement. No time extensions will be allowed for the construction start date. Please immediately notify all private participating parties of this policy and the terms and conditions set forth in the Grant Agreement.)

In order to receive the Urban Development Action Grant funds, it will be necessary to submit for our approval the documents called for in the Grant Agreement in legally binding form. Please be advised that until HUD has approved the environmental release of funds in response to your certification that all environmental requirements have been met, no costs may be incurred which are to be reimbursed or paid with project funds from any source, private or public.

During the development process I would appreciate your notifying HUD's Regional Administrator for Region I - Boston and me of noteworthy events, such as the groundbreaking or the dedication. We look forward to working with you to complete a successful project.

Sincerely,


DuBois L. Gilliam
Deputy Assistant Secretary
for Program Policy Development
and Evaluation



THE COMMONWEALTH OF MASSACHUSETTS

MASSACHUSETTS HOUSING FINANCE AGENCY

50 MILK STREET

BOSTON, MASSACHUSETTS 02109 • (617) 451-3480

MARVIN M. SIFLINGER
Executive Director

December 11, 1985

DEC 12 1985

Mr. Clarence Donelan
Opportunities Industrialization Center
184 Dudley Street
Roxbury, MA

Dear Mr. Donelan:

I am pleased to confirm that the Massachusetts Housing Finance Agency is committing \$1,647,300 from its 1985 Series 1 Bond Issue to the Winslow Court Development. These funds will be made available through Bank of New England for origination of home mortgages to eligible purchasers of the condominiums being developed by the Opportunities Industrialization Center in Boston, Massachusetts.

These funds are being made available as part of MHFA's Single Family Program. The total MHFA commitment of \$1,647,300 will finance the purchase of 24 units by individual owner-occupants found to be eligible for the MHFA program.

We feel your organization's plan is important to the future of the Dudley Station Area and the welfare of the residents of Boston. MHFA is pleased to be part of this worthy effort. This letter will supercede our earlier correspondence dated November 22, 1985.

Sincerely,

James F. Carey
James F. Carey
Deputy Director

cc: Mr. David N. Carter ✓
Cabot, Cabot & Forbes

Joseph Benevides
Bank of New England

Attachment 6

Design Approval Letter

BOSTON
REDEVELOPMENT
AUTHORITY

Raymond L. Flynn
Mayor

Stephen Coyle
Director

One City Hall Square
Boston, MA 02201
(617) 722-4300

October 15, 1986

Mr. Clarence Donelan
Winslow Court Associations, L.P.
184 Dudley Street
Boston, MA

Dear Mr. Donelan:

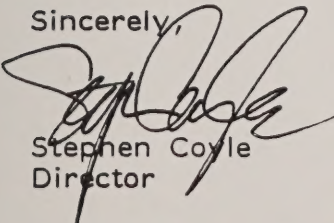
Re: Final Design Approval
Winslow Court Home-Ownership EHA #85066

We are pleased to grant final design approval of the Winslow Court Home-ownership project (250-256 Dudley Street and 268-288 Dudley Street). This approval is based on our review of the plans titled Winslow Court Homeownership Units. A list of drawings is enclosed (Attachment A) to reference the record drawings in our files.

Approval is granted with the understanding that the project will now enter the contract documents (Phase IV) stage of the BRA Design Review process, with further submissions as outlined in the procedures guide. Specific issues requiring further attention include:

1. Final resolution of the landscaping details specifically related to the edging detail (fencing).
2. Refinement of the window detailing.
3. Facade detailing specifically related to the wood banding and eaves.
4. Material and color sample submissions.

Sincerely,



Stephen Coyle
Director

Attachment A

Drawings prepared by Eisenberg Haven Associates, dated October 15, 1986.

A-1	Building A	First Floor Plan & Lower Floor Plan
A-2	Building A	Second & Third Floor Plans
A-3	Building A	Roof Plan & Roof Details
A-4	Building A	Elevations & Building Sections
A-5	Building B	Lower & First Floor Plans
A-6	Building B	Second & Third Floor & Roof Plans
A-7	Building B	Elevations & Building Sections
A-8	Building A&B	Bathroom and Kitchen Elevations & Sections
A-9	Building A&B	Wall Sections
A-10	Building A&B	Wall Sections and Window Details
A-11	Partition types	and Door and Finish Schedules



CITY OF BOSTON • MASSACHUSETTS

OFFICE OF THE MAYOR
RAYMOND L. FLYNN

November 4, 1985

Boston City Council
One City Hall Plaza
Boston, MA 02201

Dear Councillors:

Re: Attached City Council Order

Earlier this year (May 21 and August 8), the Authority tentatively designated Opportunities Industrialization Centers of Greater Boston, Inc. (OIC) as redeveloper of several parcels in the Dudley Square area for the development of 24 new owner-occupied housing units. The project has received enthusiastic support from a wide range of community organizations and elected officials. The goal of the project is to provide much-needed affordable housing in the Dudley Square area.

The parcels include:

268, 270, 272 Dudley Street	Parcels 2280, 2279, 2278
274, 276, 278 Dudley Street	Parcels 2277, 2276, 2275
280, 282, 284 Dudley Street	Parcels 2274, 2273, 2272
61, 63 Dearborn Street	Parcel 2502
53, 55, 57, 59 Dearborn Street	Parcel 2501

OIC has studied the housing market in the immediate area and has determined that it can sell newly-constructed units on that site in the \$65,000-\$75,000 range. Development costs, however, are projected in the \$80,000-\$90,000/unit range, even assuming a nominal acquisition cost for the land.

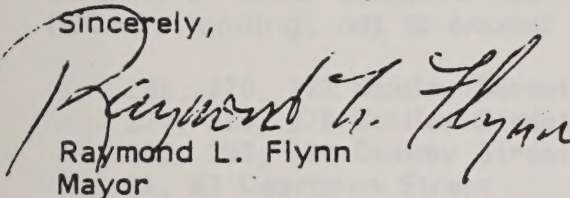
To fill the gap between the projected development costs and the projected market sales prices of the units, additional funds will be required in the form of an Urban Development Action Grant (UDAG), not to exceed \$360,000, from the U.S. Department of Housing and Urban Development.

The construction and sale of 24 new ownership units on one of the most visible and strategically located sites in Roxbury will serve as an important indicator of confidence in the viability of the Dudley Square area. The UDAG will allow the City to reach several important goals:

- (1) It will improve an underutilized, blighted site in the heart of Dudley Square.
- (2) It will provide 24 units of much-needed housing, affordable to low- and moderate-income residents, in a neighborhood that lacks decent and safe housing opportunities.
- (3) It will provide residential stability and ownership opportunities in an area where few residents own their own homes and where most families live in publicly-assisted rental housing.
- (4) It will provide 27 construction jobs, at least half of which will be for City residents, 25% for minorities, and 10% for women.
- (5) It will be an important sign of the area's ability to attract private investment and thus spur additional development in the neighborhood.

I, therefore, urge you to approve the attached Council Order to make possible the construction of the aforementioned housing on these sites.

Sincerely,


Raymond L. Flynn
Mayor

Enclosure

CITY OF BOSTON
IN CITY COUNCIL

WHEREAS, the City is in the midst of a severe shortage of affordable housing, particularly opportunities for homeownership for low- and moderate-income residents; and

WHEREAS, one of the neighborhoods facing this shortage is the Dudley Square area of Roxbury; and

WHEREAS, the construction of new owner-occupied housing is a major goal of this City; and

WHEREAS, this Council has targeted the Dudley Square area for revitalization, which will be spurred by the success of new housing; and

WHEREAS, the development of the site, including the parcels listed below, for 24 units of owner-occupied housing requires Urban Development Action Grant (UDAG) funding, not to exceed \$360,000, to carry out this project; and

268, 270, 272 Dudley Street	Parcels 2280, 2279, 2278
274, 276, 278 Dudley Street	Parcels 2277, 2276, 2275
280, 282, 284 Dudley Street	Parcels 2274, 2273, 2272
61, 63 Dearborn Street	Parcel 2502
53, 55, 57, 59 Dearborn Street	Parcel 2501

WHEREAS, Opportunities Industrialization Centers of Greater Boston, Inc., (OIC) has the capacity and neighborhood support necessary to carry out this project, and has been tentatively designated by the Boston Redevelopment Authority on May 21, 1985 and August 8, 1985;

ORDERED: That the Boston Redevelopment Authority, acting on behalf of the City of Boston, be authorized to apply to the U.S. Department of Housing and Urban Development for an Urban Development Action Grant (UDAG), not to exceed \$360,000, to make feasible the development of 24 units of owner-occupied housing by Opportunities Industrialization Centers of Greater Boston, Inc. (OIC), and in connection therewith to execute and deliver such documents as may be required.

In City Council November 20, 1985. Passed.
Approved by the Mayor November 22, 1985.

Attest:



City Clerk



CITY OF BOSTON • MASSACHUSETTS

OFFICE OF THE MAYOR
RAYMOND L. FLYNN

November 25, 1985

Secretary Samuel R. Pierce, Jr.
U. S. Department of Housing
and Urban Development
451 7th Street, S. W.
Washington, D. C. 20410

Dear Secretary Pierce:

I am writing this letter to express my strong support for the development of the Winslow Court townhouses in Dudley Square by Opportunities Industrialization Centers of Greater Boston, Inc. This project will provide 24 units of much-needed homeownership opportunities and will stimulate further private investment in this Roxbury neighborhood.

Dudley Square was once a thriving commercial and residential center of Boston's Roxbury neighborhood. Over the last several decades, Dudley Square suffered devastating disinvestment, abandonment and arson. As a result of this decline, an overwhelming percentage of residents (81%) depend on publicly subsidized rental housing. There are few opportunities for homeownership. With the exception of two projects involving 12 units, there has been no newly constructed housing for owner occupants built in the last 15 years in the area.

Opportunities Industrialization Centers (OIC) has a long history of commitment to the Dudley Square area. The City of Boston is providing the land for only one dollar for this development. OIC has received a commitment from the Massachusetts Housing Finance Agency's Single Family Set Aside Program to provide low interest permanent financing to potential homebuyers. The Bank of New England has committed construction financing for the project. However, OIC's market study, done by the development firm of Cabot, Cabot and Forbes on a pro-bono basis, indicates that these units will not be marketable without the additional assistance of an Urban Development Action Grant.

Page 2
Secretary Samuel R. Pierce, Jr.
U. S. Department of Housing
and Urban Development

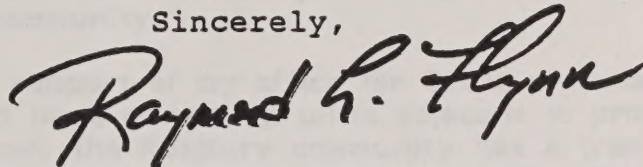
November 25, 1985

The City of Boston has recently committed \$2 million dollars to public infrastructure improvement in the Greater Roxbury area. The \$600 million Southwest Corridor Project will remove the antiquated elevated Orange Line transit, replacing it with a modern transit facility nearby, which will greatly improve the area's commercial district.

The homeownership opportunities offered by the Winslow Court Project will be a key indicator of confidence in the viability of the Dudley Square neighborhood, and thus help to spur further private investment.

The City of Boston is deeply committed to the rebirth of the Dudley Square area. Thank you for your consideration of this important project.

Sincerely,

A handwritten signature in dark ink, reading "Raymond L. Flynn". The signature is fluid and cursive, with the first name "Raymond" being the most prominent.

Raymond L. Flynn
Mayor

RLF/rc



Boston City Council

Charles C. Yancey
District 4
725-3131

March 27, 1985

Mr. Clarence Donlan
Opportunities Industrialization Centers
of Greater Boston
184 Dudley Street
Roxbury, Ma.

Dear Mr. Donlan,

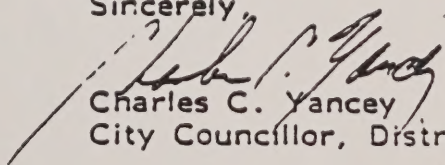
Opportunities Industrialization Centers of Greater Boston, Inc. (OIC) is a community based organization with nineteen years of proven, demonstrated effectiveness in the Boston community.

I would like to add the support of my office for OIC's proposal to construct affordable rental housing and home ownership units adjacent to properties now utilized by OIC. As you know, the Roxbury community has a tremendous need for affordable housing and your project can have very positive benefit to increase the supply of housing in the Dudley neighborhood area.

This project also serves another valuable purpose, that is, that the project is designed to provide on the job training opportunities for neighborhood residents. I am glad to see that you have incorporated this training element in your proposal package.

I wish you much success on this endeavor and if you need any further assistance from my office, please don't hesitate to call

Sincerely,


Charles C. Yancey
City Councillor, District 4





Boston City Council

Bruce C. Bolling
District 7
725-4220

March 27, 1985

Mr. Clarence Donelan
Executive Director
Opportunities Industrialization
Centers of Greater Boston, Inc.
184 Dudley Street
Roxbury, MA 02119

Dear Mr. Donelan:

Opportunities Industrialization Centers of Greater Boston, Inc., (OIC) is a community-based organization with nineteen (19) years of proven, demonstrated effectiveness in the Boston Community.

I would like to add the support of my office for OIC's proposal to construct affordable rental housing and home ownership units adjacent to properties now used by OIC.

The purpose of this undertaking is to provide funding for housing and to continue free-job training in the Boston Community.

Sincerely,

Bruce C. Bolling
City Councillor





CONTRACTORS ASSOCIATION OF BOSTON, INC.
700 STATE STREET - BOSTON, MASSACHUSETTS 02118

March 12, 1981

Attachment

Mr. Clarence A. Donlan, Jr.
Off. of Greater Boston,
124 Bayley Street
Boston, MA 02118

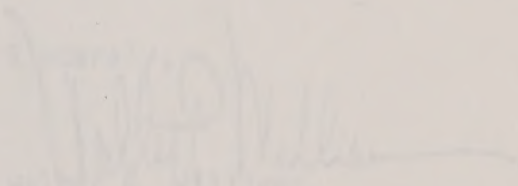
Letters of Support

Dear Mr. Donlan:

This letter is in support of C.A.B.'s proposal to construct affordable rental housing and home ownership units adjacent to properties owned by C.A.B. for skills training purposes.

In addition, C.A.B.'s proposal to establish job training and job placement programs and open to this community from the past twenty years makes our agency an ideal selection to receive support for this community.

We have no doubt that once C.A.B. has been made as a developer for housing in the Roxbury area, our members will have a chance to participate in jobs and construction work. Therefore, we highly support C.A.B.'s development project.


John J. Sullivan
Executive Director

REV/00

CC: C.A.B.'s Board of Directors



CONTRACTOR'S ASSOCIATION OF BOSTON, INC.

270 ROXBURY STREET • ROXBURY, MASSACHUSETTS 02119 • (617) 442-4680

March 28, 1985

Mr. Clarence W. Donelan, Executive Director
O.I.C. of Greater Boston, Inc.
184 Dudley Street
Roxbury, MA 02119

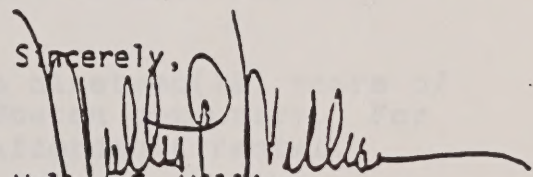
Dear Mr. Donelan:

This letter is in support of O.I.C.'s proposal to construct affordable rental housing and home ownership units adjacent to properties now used by O.I.C., for skills training purposes.

In addition, O.I.C.'s records in providing job training and job placements to men and women in this community over the past twenty years makes your agency an ideal selection to develop housing in this community.

We have no doubt that once O.I.C. has been named as a developer for housing in the Roxbury area, our members will have a chance to participate in jobs and construction work. Therefore, we highly support O.I.C.'s development project.

Sincerely,



Walter E. Williams,
Executive Director

WEW/db

CC: C.A.B.'s Board of Directors



ORCHARD PARK UNITED TENANTS ASSOCIATION, INC

890 Albany Street
Roxbury, Massachusetts 02119

(617) 442-2278

March 28, 1985

Steven Coyle
BRA Director
1 City Hall Plaza
Boston, MA

Dear Mr. Coyle:

We are writing in support of the Opportunities Industrialization Center of Greater Boston, (OIC), proposal to construct affordable rental housing and home ownership units adjacent to properties now used by OIC.

The purpose of this undertaking is to provide funding for housing and to continue free job training in the Boston community.

It would be in our interest and our pleasure to actively publicize and recruit for OIC's programs.

OIC is a community based organization with nineteen(19) years of proven demonstrated effectiveness in the Boston community. For this reason we give our support to OIC's affordable rental, housing proposal.

Sincerely,

Sarah Flint
Chairperson, OPUTA

Roxbury Clubhouse

W. Donald Potts
Director

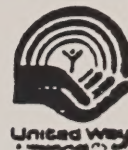
115 Warren Street
Roxbury, MA 02119
(617) 427-6050



**BOYS & GIRLS CLUBS
OF BOSTON**

Founded 1893.
Member, Boys' Clubs of America, Inc.

An affiliate of



March 28, 1985

Mr. Clarence Donelan;
Opportunities Industrialization
Center (OIC)
194 Dudley Street
Roxbury, MA 02119

Dear Clarence:

It has come to my attention that you are attempting to expand your program, and as a result are seeking the necessary funds to do so.

As Director of the Roxbury Boys & Girls Club, I wholeheartedly support your effort to expand your service in this much needed area. Affordable housing is a very needy, worthwhile project that would be of benefit to the people in the Greater Roxbury area.

I would like to endorse OIC's proposal to construct affordable rental housing and home ownership units adjacent to properties now used by OIC.

Sincerely,

W. Donald Potts
Director

jj



RMSC

Roxbury Multi-Service Center

2 Blue Hill Avenue
 P.O. Box 157
 Roxbury, Massachusetts 02121
 (617) 427-4470

BOARD OF DIRECTORS

March 25, 1985

Robert McCoy
 President

Joan Allen
 George Borden
 J. Larry Brown
 Doris Bunte
 Natalie Christian-McIver
 George Cox
 Beverly Crutchfield-Green
 Juan Evereteze
 Kenneth Haskins
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 James Hoyte
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 Alice Yancey
 Rev. Nellie Yarborough

Mr. Steven Coyle
 Executive Director
 Boston Redevelopment Authority
 One City Hall Square
 Boston, Massachusetts 02201

Dear Mr. Coyle:

This is a letter of support for Mr. Donelan of OIC. He has shared with me and my Director of Development, Ms. Shelley Hoon, plans to develop specific parcels in the Dudley St. area. He has informed me that he has also shared these plans with Melvin Colon of Nuestra Comunidad and Nelson Merced of Alianza.

As a founding member of the Dudley Initiative I view this type of development as consistent with the overall community development activity that needs to be supported. Although the Dudley St. Initiative is still in the process of organizing its governance structure, I'm confident that the OIC plan will receive its endorsement.

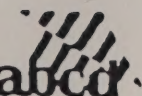
Presumably you have also received a copy of the OIC plan and have discerned it's merits; some of which include the development of rental units and home ownership units; and further expansion of OIC employment training facilities.

OIC is a long standing community based agency that has served the unemployed and the under-employed of this community well. If implemented, this development plan will afford the agency the resources to continue to service this community well into the future.

Sincerely,

Ricardo A. Millett
 Executive Director

RAM:mlp



bc

MEMORANDUM

OCTOBER 22, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLETT, ASSISTANT DIRECTOR FOR
COMMUNITY PLANNING
PETER DREIER, DIRECTOR OF HOUSING,
ANNE WILSON, DEVELOPMENT ANALYST, PROJECT MANAGER

SUBJECT: FINAL DESIGNATION OF OIC HOUSING DEVELOPMENT
CORPORATION (OIC-HDC) AS REDEVELOPER OF VACANT
LAND PARCELS NUMBER 2272-2280 AT 268-286 DUDLEY STREET
AND PARCELS 2501, 2502 AT 53-59 AND 61-63 DEARBORN
STREET ON THE CORNER OF DUDLEY STREET IN ROXBURY

On May 21 and August 8, 1985, the Boston Redevelopment Authority (BRA) designated the non-profit corporation, Opportunities Industrialization Centers of Greater Boston as the tentative redeveloper of 29,153 square feet of vacant land located at 53-59 and 61-63 Dearborn Street and 268-286 Dudley Street (Ward 8) for the purpose of constructing the Winslow Court Townhouse Condominiums, 24 units of affordable ownership housing. (See Attachments A and B).

Opportunities Industrialization Centers of Greater Boston (OIC) has been providing job training and employment services in the Dudley Square neighborhood for almost eighteen years. In the two decades that OIC has operated, it has provided an important degree of stability to an area which has witnessed much turmoil and change. OIC hopes to bring a further measure of stability to a neighborhood with one of the lowest rates of owner occupancy in the city and one of the highest percentages of publicly assisted housing (31%) by developing these twenty-four units of affordable, ownership housing.

Opportunities Industrialization Centers of Greater Boston has established the OIC Housing Development Corporation (OIC-HDC), a non-profit corporation to serve as the development vehicle for the 24-unit home ownership project.

The staff has determined that OIC-HDC has firm financial commitments to carry out the \$2.2 million development. The Shawmut Bank is committed to provide construction financing. The Massachusetts Housing Finance Agency (MHFA) has set aside approximately \$1.7 million for Home Mortgage Loans at 8.5% interest for perspective home purchasers. The Bank of New England will process the MHFA home mortgages. (See Attachment C).

To make the ownership units more affordable to Boston's moderate income residents, the BRA applied for an Urban Development Action Grant in November 1985 on behalf of the Winslow Court development. In February 1986, HUD awarded the City of Boston a \$360,000 UDAG grant to

write down purchase prices \$17,000 per unit. These funds will make the 20 two-bedroom and 4 three-bedroom condominium units affordable to moderate income households earning between \$25,000 and \$35,000.

The developer is within thirty (30) days of obtaining building permits and closing the construction loan. On October 14, 1986, the Zoning Board of Appeals approved the developer's request for variances. Schematic and final designs have been reviewed and approved by the BRA Design Department. The Authority will reserve the right to review and approve any significant changes in design or specifications. (See Attachment D).

The vacant land was obtained by the City of Boston through tax foreclosures and was transferred to the BRA at no cost for use in this UDAG development. In his letters to the City Council and to the Federal Department of Housing and Urban Development, the Mayor stated his intent to convey the land to OIC for one dollar in order to make the units more affordable (See Attachment E).

The Authority is requested to forgive the purchase price on the land and to convey the parcels to OIC-HDC for one dollar in order to ensure that home purchase prices remain affordable to moderate income city residents and to ensure eligibility for the Massachusetts Housing Partnership Home Ownership Program (MHP-HOP). The land was appraised at a value of \$12,000.

In addition, the Authority is requested to approve a technical assistance contract between the BRA and OIC-HDC for an amount not to exceed \$36,000 to offset the costs of construction management and marketing materials. This grant is necessary to keep the units affordable to moderate income residents and to make them eligible for the MHP-HOP program.

OIC-HDC has successfully gained the support of the Dudley Square community including the Orchard Park United Tenants Association, Inc., the Roxbury Boy's and Girl's Club and the Roxbury Multi-Service Center. (See Attachment F).

The construction of twenty-four new ownership units in one of the most visible areas of Roxbury will serve as an important indicator of confidence in the viability of the Dudley Square area. The implementation of the OIC development will accomplish several important objectives for the City of Boston:

(1) It will eliminate two underutilized, blighted sites in the heart of Dudley Square/Lower Roxbury.

(2) It will provide 24 units of much needed housing in a neighborhood which sorely lacks decent and safe housing opportunities.

(3) It will provide residential stability and ownership options in an area in which few residents own their own homes and where most families live in publicly-assisted housing.

(4) It will provide 29 construction jobs, at least half of which will be for City residents, 30% for minorities, and 10% for women.

(5) It will stimulate revitalization of the area.

(6) It will be an important symbol of the City of Boston's ability to attract private funds into an area which has been viewed as much too risky for investment.

An appropriate Resolution is attached:

